



Willoughby House
Watery Lane | Corley | Coventry | West Midlands | CV7 8AJ

FINE & COUNTRY

WILLOUGHBY HOUSE

Nestled amidst the serene British countryside on the outskirts of Corley Moor, Willoughby House is a picturesque retreat offering the epitome of privacy & tranquillity with No Onward Chain. Sprawling across just over 4 acres of lush land, this home boasts not only a charming main farmhouse but also a luxurious one-bedroom self-contained Annexe, a Stabling Block with three spacious Stables, two Tack Rooms, and a Garage, perfectly suited for your sit-on lawnmower.



WILLOUGHBY
HOUSE

PRIVATE PROPERTY
WARNING
CCTV
IN OPERATION

PRIVATE
PROPERTY
KEEP OUT

Nestled on the fringes of Corley Moor, amidst the serene expanse of the British countryside, Willoughby House stands as a testament to idyllic rural living. Sprawling across just over 4 acres of meticulously landscaped grounds, this property offers a harmonious blend of rustic charm and modern luxury, providing the ultimate haven of privacy and seclusion.

As you pass through the gated entrance and traverse the winding driveway, the main farmhouse greets you with its timeless allure. Stepping inside, you are enveloped by the inviting ambiance of the country farmhouse Kitchen, where ample space beckons for leisurely breakfasts & convivial gatherings. The adjoining Lounge exudes warmth and comfort, with a multi-fuel stove casting a gentle glow & offering captivating views of the surrounding countryside. Further exploration reveals additional Reception Rooms, one of which serves as a versatile Downstairs Bedroom.

While upstairs, three generously proportioned Bedrooms await along with a Family Bathroom, providing ample accommodation for family & guests alike.

Offered to the market with no onward chain, Willoughby House represents a rare opportunity to embrace the quintessential charms of countryside living. Whether seeking a peaceful retreat, a luxurious equestrian estate, or simply a place to call home, this property offers an unparalleled lifestyle experience amidst the tranquil beauty of the British countryside.

























Outside

Adjacent to the main farmhouse, a luxurious one-bedroom self-contained Annexe offering a private sanctuary for guests or additional family members. With its own entrance and amenities, including a well-appointed kitchen and a cosy lounge dining room boasting vaulted ceilings and exposed wooden beams, the annexe epitomizes comfort and sophistication. The bedroom, complete with en-suite facilities, ensures complete relaxation and tranquillity.

For those with a passion for horses, the stabling block presents a wealth of opportunities. Three spacious stables, complemented by two tack rooms and an Ambleside garage, provide all the necessary amenities for housing and caring for equine companions. The expansive grounds, extending to at least four acres, offer endless possibilities, from potential paddocks to manicured lawns bordered by shrubs, flowerbeds, and trees. A small brook meanders through the property, adding to its natural charm, while two mini Stonehenge replicas & an adventure playground, promise enchanting outdoor experiences for all ages.

Beyond the confines of the residences, the grounds of Willoughby House unfold in a breathtaking panorama of natural beauty. Extending over four acres, the meticulously manicured lawns are punctuated by verdant shrubs, colourful flowerbeds, and majestic trees, creating an enchanting tapestry of greenery. A babbling brook meanders through the property, while two mini Stonehenge replicas and an adventure playground add whimsical touches to the landscape, providing endless opportunities for exploration and relaxation.

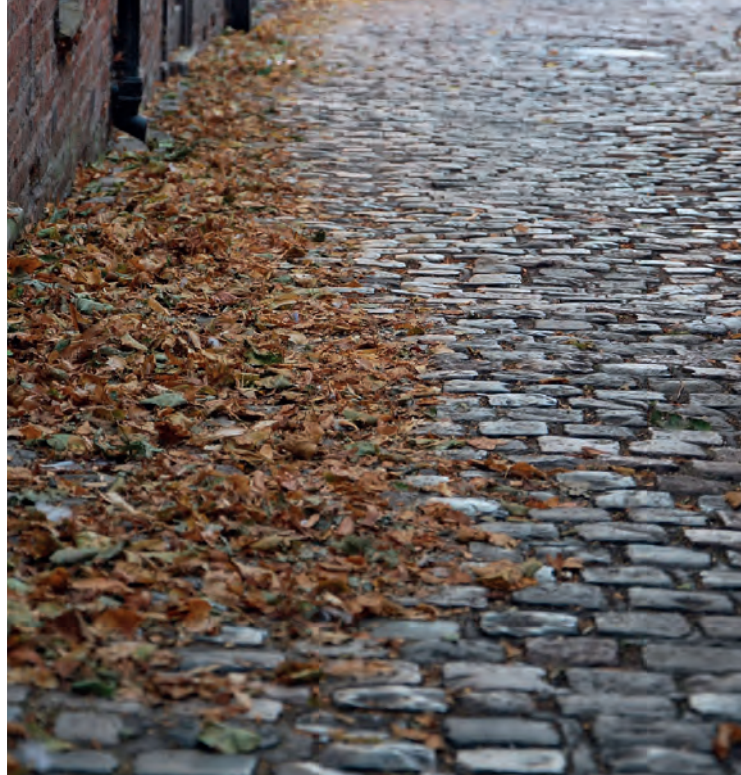






LOCATION

Nestled within the heart of Warwickshire, the quaint village of Corley Moor, with its picturesque countryside and rich history, offers residents and visitors alike a serene escape from the hustle and bustle of modern life. The idyllic village embodies the timeless charm and tranquillity of rural England. Corley Moor boasts a rich tapestry of history, with roots dating back centuries. Evidence of its past can be found in the village's charming architecture, winding lanes, and historic landmarks, which serve as a testament to its enduring heritage. Families with children will appreciate the village's proximity to quality schools and recreational facilities. Corley Moor offers a peaceful environment for children to grow and thrive, with ample green spaces and playgrounds for outdoor play. From its historic charm and natural beauty to its vibrant community spirit and convenient amenities, Corley Moor, is a village that truly embodies the essence of rural living.





Services, Utilities & Property Information

Utilities - Mains Water, Gas, Electric. There is a septic tank for sewerage which is emptied annually.

Mobile Phone Coverage- 5G and 4G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability- Ultrafast Broadband (FTTP) is available in the area

Damp works have previously been completed at the property. A guarantee can be provided upon request.

Tenure

Freehold

EPC Rating

Main House D - Annex - D

Council Tax Band

Main House - G Annex - A'

Directions

CV7 8AJ

Local Authority

Coventry City Council

Viewing Arrangements

Strictly via the vendors sole agent Graham Howell at Fine & Country Coventry on 07972-616405

Website

For more information visit www.fineancountry.com

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 3446 sq ft, 320 m2

LOW CEILINGS: 84 sq ft, 8 m2

OVERALL TOTALS: 3530 sq ft, 328 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.







GRAHAM HOWELL
PARTNER AGENT

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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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